

LABOR, WORKFORCE & AFFORDABLE HOUSING COMMITTEE

Of the

Suffolk County Legislature

Minutes

A regular meeting of the Labor, Workforce & Affordable Housing Committee of the Suffolk County Legislature was held in the Rose Y. Caracappa Legislative Auditorium of the William H. Rogers Legislature Building, 725 Veterans Memorial Highway, Smithtown, New York, on June 21, 2006.

Members Present:

Legislator Kate Browning • Chairperson
Legislator Jack Eddington • Vice•Chair
Legislator Vivian Vilorio•Fisher
Legislator Thomas Barraga
Legislator Lynne Nowick

Also In Attendance:

Mea Knapp • Counsel to the Legislature
Michael Cavanaugh • Aide to Presiding Officer Lindsay
Thomas Ryan • Aide to Legislator Vilorio•Fisher
Paul Perillie • Aide to Majority Caucus
Renee Ortiz • Chief Deputy Clerk/Suffolk County Legislature
Kevin Duffy • Budget Review Office
Jim Dahroug • County Executive Assistant
Jim Morgo • Commissioner/Economic Development & Workforce Housing
Marian Zucker • Director/Division of Affordable Housing •
Department of Economic Development & Workforce Housing
Nicholas Zuba • Intern/Economic Development & Workforce Housing
Joe Sanseverino • Director/Community Development
Kris Chayes • Department of Civil Services
Dennis Brown • Bureau Chief/County Attorney's Office

Mitch Pally • Long Island Association
Paul Pontieri • Mayor/Village of Patchogue
David Reese • Resident of Patchogue
Valerie Biscardi • Exec Director/Patchogue Community Development Agency
Peter Elkowitz • President/Long Island Housing Partnership
Diana Weir • Long Island Housing Partnership
Tom Datre • Workforce Housing Commission
AJ Johnston • Pulte Homes
Lisa Scuderi • Nurse Manager/Brookhaven Memorial Hospital
Antonio Martinez • Empire State Regional Council
Geri Reichenbach • Dir of Community Relations•Brookhaven Mem Hosp
All Other Interested Parties

Minutes Taken By:

Alison Mahoney • Court Stenographer

(*The meeting was called to order at 2:12 P.M.*)

CHAIRPERSON BROWNING:

Good afternoon. We will start the Labor, Workforce & Affordable Housing Committee and we'll start with the Pledge of Allegiance led by Legislator Nowick.

Salutation

Good afternoon, everyone. And we will •• I know we have some presentations. We are going to hold off on the presentation and we will go to the resolutions. Okay, I believe most of my speakers are here on behalf of Resolution 1755, so what we are going to do is we're going to go through all the resolutions with the exception of 1755 and we'll hold it off and until after the presentation, okay?

Tabled Resolutions

Okay, ***Tabled Resolution 1177•06 • Adopting Local Law No. 2006, a Local Law to encourage affordable housing and workforce housing initiatives in towns and villages (Schneiderman).*** I would like to make a motion to table that. Do I have a second?

LEG. EDDINGTON:

Second.

CHAIRPERSON BROWNING:

Second. All in favor? Opposed? Abstentions?

Okay, ***table carries (VOTE: 5•0•0•0).***

1499•06 • Adopting Local Law No. 2006, a Local Law to further accelerate the County's Affordable Housing Program (County Executive). Do I have a motion to approve?

LEG. EDDINGTON:

Motion to approve.

CHAIRPERSON BROWNING:

Motion to approve, Legislator Eddington.

LEG. BARRAGA:

Second.

CHAIRPERSON BROWNING:

Second by Legislator Barraga. All in favor? Opposed? Motion carries, ***approved (VOTE: 5•0•0•0).***

Introductory Resolutions

1757•06 • Authorizing the disbursement of funds from the Suffolk County Living Wage Contingency Fund for Babylon Child Care Center, Inc., Children's Choice Childcare, Inc., Colonial Youth and Family Services, Inc., and Wyandanch Day Care Center, Inc., day care providers under contract with the Department of Social Services

(County Executive).

Do I have •• I'll make a motion to approve. Do I have a second?

LEG. BARRAGA:

Second.

CHAIRPERSON BROWNING:

Second by Legislator Barraga. All in favor? Opposed? Abstentions?

It carries (VOTE: 5•0•0•0). I'd like to also be a cosponsor on that.

Introductory Resolution 1798•06 • Amending the Suffolk County Classification and Salary Plan in connection with a new position title in the department of health Services (Chief Arthropod•Borne Disease Laboratory) (Lindsay). Do I have a motion?

LEG. EDDINGTON:

Motion to approve.

CHAIRPERSON BROWNING:

Motion, Legislator Jack Eddington.

LEG. BARRAGA:

Second.

CHAIRPERSON BROWNING:

Second, Legislator Barraga. All in favor? Opposed? Any questions, no?

Okay, good. Motion carries, ***approved (VOTE: 5•0•0•0).***

Memorializing Resolutions

Okay, ***Memorializing Resolution No. 40 • Memorializing Resolution in support of the Prevailing Wage Enforcement Act of 2006 (Lindsay).***

I would like to make a motion to approve.

LEG. BARRAGA:

Second.

CHAIRPERSON BROWNING:

And a second by Legislator Barraga. All in favor? Opposed? Abstentions? Motion carries, ***approved (VOTE: 5•0•0•0).***

Okay, now we'll go back to public portion. I have some cards here. We shall begin with Paul Pontieri.

MR. PONTIERI:

Good afternoon, Ladies and Gentlemen. My name is Paul Pontieri, I'm the Mayor of the Village of Patchogue and this afternoon we're speaking of the Workforce Housing Development that's being put up in the Village of Patchogue.

Before I just get into a couple of prepared comments, there are a couple of people I would like to thank because it's just about two years ago this month that I first presented before Commissioner Morgo's Workforce Housing Commission and at that point in time there was some skepticism as to whether this development •• whether we would be standing here today talking about the funding of it and moving it forward, and there were some people at that point in time that were very instrumental. I wish Legislator Fisher was here because she's been someone who has been supportive through the whole process; Legislator Foley who is now the Brookhaven Town Supervisor, extremely supportive; and now Legislator Eddington and his support. And not •• we must always mention our County Executive whose foresight into this area is the one that brought us here.

But just being the Mayor of the Village of Patchogue, but more importantly being a resident of the Village of Patchogue my whole life, I grew up three blocks from Village Hall, I haven't gotten too far from it and I'm still there. This development is extremely important, it will change the fabric of our community; we see it already. When I grew up, one of the buildings that will get knocked down in the next week to ten days is a luncheonette my father ran in the 50's, one of those arching luncheonettes next to Rialto Theatre. You went to the luncheonette in the morning and you went to the theater in the afternoon, you paid a quarter in the morning and you saw cartoons for three hours and then they sent you home.

So this development is in the middle of our downtown, it's next to our train station. And we see it already, we see what the impetus and the support of the County has done to our downtown, the restaurants that have opened. And I think primarily because of the credibility that this development has given to our community, and I when I say credibility, the County has made a decision to invest in Patchogue, people have made a decision to invest in Patchogue. From the barbecue restaurant that opened up a week ago to another small little place that opened up called the Bull and the Bear, to DelFiore's which is opening up an Italian restaurant next the Patchogue Theatre. The Patchogue Theatre itself has flourished, and I think a lot of it has to do with what this development and this seed that was planted two years ago and the support that this body has given to this community and the support to the community, it's just not support to that development.

Affordable housing, in its altruistic way, is the greatest thing that we do because we provide that housing to my kids and your kids and your grandkids, but to a bigger piece of it, it's much larger than that. It says to the outside world Patchogue is a place to come and a place to be.

I hear your buzz and I will say thank you very much. And this is more me saying thank you, as the Chief Administrator of the Village of Patchogue; to our County Legislators, thank you very much for the help and support and the time that you put into us, it's very much appreciated. Thank you.

CHAIRPERSON BROWNING:

Thank you. Next up is David Reese.

MR. REESE:

Good afternoon. My name is David Reese and I'm a resident of Patchogue. I've lived there for the past 34 years. I go back a little bit before that, too, because I attended high school in Patchogue when Seton Hall High School was still there, going from 1953 to 57, so I go back not as far as the Mayor, but I got back there quite a long ways.

I was asked to come on the committee to be a representative of the

community and the business community as well as the general community of the area. I owned a business in downtown, a restaurant that we opened in 1971, sold it in '85 but it's still going, it's gone through two other change of sale since then. It was a little place called Reese's 1900 and was one of the forerunners of the restaurants that are now opening up on Main Street in Patchogue. During the time I was there, when I owned the business I saw many changes starting to happen with downtown; I'm speaking in regard to retail. All downtowns in Suffolk County, if you recall, was all types of retail that were on the street that were down there, but once the highways came and once the super highways came and the box stores went up on the highways and the big developments went up, that was the first shot across the barrel of downtown retail. And when I opened my business up, I was successful because I could see there was still people working there and it was people who were walking to the business, taking their lunch breaks and such like that.

This will really be helpful to restoring a type of drive to the downtown communities between residencies and businesses, this will be a tremendous help to that. The business has changed, its no longer going to be your clothing stores and different individual shops. I believe it's going to go into specialty stores, restaurants, antique stores, physical workout places, people that can walk there from the homes that they're living in.

You are all aware of the home prices that we face in Suffolk County, we've all had close family members that have had to leave. I am not excluded from that, I've had children leave because they couldn't afford the price of a home. And this again will give that •• workforce housing will give them a shot at getting a moderate price house and they can start calling their own and start to build equity. You can't build equity if you don't own something; you can rent all you want but you're not building the equity, so there's no wealth being built to go back to the individuals. I think the workforce housing fills that need. We've had meetings in the community, about six of them over the past 24 months that have been open to the community, the response we've gotten has been very, very favorable. There have been numbers of people that have come out when we've had these and advertised them asking the questions, how much are they going to cost, how do you get involved in it, how is it going to help me? This is going to be a good

thing for downtown Patchogue and we ask for your support on it.
Thank you.

CHAIRPERSON BROWNING:

Thank you. Next up is Mitch Pally and after that we'll have Peter Elkowitz.

MR. PALLY:

Good afternoon, members of the County Legislature. I was privileged to be a member of the Suffolk County Workforce Housing Commission at which this project first came up from by the Mayor, and at that point, the commission unanimously and enthusiastically approved it. And I don't want to add anything to what the Mayor said, the Mayor knows Patchogue probably better than everybody else, but what it means for Suffolk County is going to even be more important than what it means for the Village of Patchogue, because it will show the other parts of this County, the other villages, the other downtowns that something can actually happen as opposed to just talking about something actually happening. And this project is going to be a model for what could happen in almost every other downtown in Suffolk County because it will be a tremendous asset, not only to the people who live there and the people who shop there but to the people in the surrounding communities who will know that the Village of Patchogue cares and that Suffolk County cares about keeping our young people here.

I've gone through the numbers with many of you many times, but our economy •• the local economy and our regional economy needs this type of project more than anything at the moment, and that's why both from being a member of the commission and from the Long Island Association, we enthusiastically support this project and hope that Suffolk County will continue to fund this project and make it move forward as quickly as possible. Thank you very much.

CHAIRPERSON BROWNING:

Thank you. Peter Elkowitz. Next up is Jim Morgo.

MR. ELKOWITZ:

Thank you, Madam Chairwoman and committee members. My name is Peter Elkowitz, I'm the President of the Long Island Housing Partnership. I'm not here today to preach to you about the need, I'm really here to give some specifics about how bad the need is.

Without marketing, the Long Island Housing Partnership has over 22,000 names on a database waiting list for people to receive affordable housing. But I want to talk specifically about the Village of Patchogue, Copper Beach Village. We have 7,026 applications ready to go out shortly on this development, that is without marketing; and that's a key point, we haven't even started marketing this development. I also want to say that we have 278 people right directly from the village who have inquired about this development. So I think, if nothing else, we take away today is that there is a tremendous need for affordable housing, especially in this village. Thank you.

CHAIRPERSON BROWNING:

Thank you. Mr. Morgo, and next up after that is Tom Datre.

COMMISSIONER MORGO:

Thank you and good afternoon. The Mayor mentioned that this development came before the Workforce Housing Commission that was chaired by me as Commissioner; well, actually, I wasn't Commissioner at the time, it was before I came to work for the County. And some of you also know that there was another development in a downtown that breathed life into that downtown and that was Southwind Village.

(* Legislator Vilorio • Fisher entered the meeting 2:26 P.M. *)

And you can see what that's done for the Renaissance of Bay Shore. In fact, it was indicated by the New York Times that Southwind Village was the first thing that brought Bay Shore back. I want to tell you a little bit, though, quickly. Good afternoon, Legislator Fisher. I'm glad you're here since you were part of the Workforce Housing Commission that endorsed this.

LEG. VILORIA • FISHER:

That's right and it's always good to see you.

COMMISSIONER MORGO:

And you missed the Mayor of Patchogue give you a very big thank you for your consistent support.

The commission, the very first thing the commission did was to ask all the municipalities in Suffolk County to suggest sites that would be appropriate for workforce homes. The commission realized that no housing was going to be built without the local municipality because it controlled zoning. This was the first one we went forward on and we went forward on it because it is the quintessential smart growth development. It's in the downtown, it's close to transportation, it's close to business and it's a redevelopment, we can build homes without garbling up any of our open space. And it's sewerred, so the fact that we have sewers, we can have the kind of density that makes it work.

The planning steps resolution that began, this was about a year and a half ago. Mr. Elkowitz talked about the incredible need, you'd have to have your head in the sand to not know about the need. Marian Zucker and I are going to come up and answer your questions for a quick presentation. I thank you for considering this and it really is a momentous thing and it's just the beginning. Thank you.

CHAIRPERSON BROWNING:

Thank you.

LEG. VILORIA • FISHER:

Mr. Morgo, can I just say ••

CHAIRPERSON BROWNING:

Oh, go ahead.

LEG. VILORIA • FISHER:

I don't know if you said this, but this is a model ••

MS. MAHONEY:

Your mike is not on.

LEG. VILORIA•FISHER:

Sorry. This project is a model for all future plans, I really believe having heard the plans as they developed when I sat as a commissioner on the Workforce Housing Commission. This is truly a model. It serves so many of the criteria that we also listed when we developed the TDR Program, how and where and when we should be using our TDR's. Many of the criteria that we used within that planning document are already criteria existing in this particular project, the access to transportation, the redevelopment, all of those smart growth components are an integral part of this process, and so it truly is a model.

COMMISSIONER MORGO:

Mitch made that point as well, Legislator, and he mentioned that when this is successful it will engender other municipalities to replicate it. Thank you.

CHAIRPERSON BROWNING:

Thank you. Tom Datre, please.

MR. DATRE:

Good afternoon. First I would like to thank the Legislature for giving me the opportunity to speak in favor of the project in Patchogue for affordable housing. I'm the past President of Long Island Builders, Chairman of the Board, I'm also on the Workforce Housing Commission for Suffolk County and very involved in building a lot of affordable housing for the Long Island Housing Partnership.

I think it's so important. I'm not one of the builders that have to go out there, like they say, and make all these big bucks. My wife and myself are proud to build these affordable houses and see the folks that need these houses move into them, it really takes your heart and makes you feel good.

Our own experience, my own daughter who was a school teacher here couldn't afford to live here in Suffolk County and she moved to South Carolina and, you know, it's a shame that things like that happen to my own family and other families throughout the Island. I've been preaching this for

five years, that we're in a critical mass today of what's happening here on Long Island and people are just talking about it and talking about it and nothing is happening. Well, this is a project that could happen, I think we need thousands of these projects to make it happen, that we all don't lose our children from 18 to 34 to other areas of this country. We need the talent to keep this Island going and if we don't we're going to be in trouble soon. So again, thank you and I hope you support this project. Thank you very much.

LEG. VILORIA • FISHER:

Thank you. Good to see you, Tom.

CHAIRPERSON BROWNING:

Thank you. Can I have Vito Biscardi, is that correct?

MS. BISCARDI:

It's Val.

CHAIRPERSON BROWNING:

Oh, sorry.

MS. BISCARDI:

That's okay.

CHAIRPERSON BROWNING:

Val, I'm sorry, you don't look like a Vito.

MS. BISCARDI:

No. Good afternoon, Ladies and gentlemen. My name is Val Biscardi, I'm the Executive Director of the Patchogue Community Development Agency. I was asked to speak to you a little bit about the mechanics of the Copper Beach Village Project. This process was spearheaded by Mayor Ponteiri and Trustee Jerry _Creen_ who unfortunately was not able to be here today.

But just to give you an idea of how this kind of went on our side of it, the village had to actively seek out the owners of the 19 parcels that were involved in this project in order to assemble them together. It was a difficult

process but we're proud to say that there was not one condemnation necessary, each was a negotiated purchase for a very fair price and we were able to help the Long Island Housing Partnership and Pulte and the County with these negotiations and move them along quite smoothly. We even did relocate the home, actually, of an elderly gentleman who did not want to leave his home, so we are actually picking the house up and moving it to another village-owned piece in the village so that he can maintain his home.

Every single renter family, with the help of the Long Island Housing Partnership, was relocated to similar or better rental units. In fact, I think even one family was able, under one of the partnership programs, to purchase a house, they had been on a waiting list, so that was a nice ending. Two businesses also had to be relocated.

Just to let you know, in my capacity as the Executive Director for the Village of Patchogue CDA, I get calls daily from people asking about affordable housing and what they can do and is there any place that, you know, I can point them, any direction I can point them in to be able to purchase a home and stay here on Long Island, so there's definitely a need. And I thank you for your help and support on this project.

LEG. VILORIA•FISHER:

If I may, Madam Chair? I just wanted to put on the record that Mr. Crane had attended one of our other Legislative committees regarding this issue.

MS. BISCARDI:

Yes.

CHAIRPERSON BROWNING:

Geri Reichenbach, and next up is Lisa Scuderi.

MR. REICHENBACK:

Good afternoon, Ladies and Gentlemen. My name is Geri Reichenbach, I'm the Director of Community Relations for Brookhaven Memorial Hospital and I have a statement that I would like to read on behalf of the Medical

Center.

Brookhaven Memorial Hospital has been a cornerstone of the Patchogue community for the last 50 years. Members of the hospital family have seen Patchogue grow from a sleepy summer village to a bustling community still in need of revitalization. The Copper Beach Village Project speaks to a much needed revival of the downtown area of Patchogue in the form of available workforce housing.

The development on South Ocean and Gerard in Patchogue is designed for 80 total units, 40 of which will be set aside for workforce housing. The Medical Center is one of the largest employers in the Patchogue area with a staff of 2,200 employees. The average salary for all staff combined is \$58,000. Recruitment and retention activities are many times thwarted by the lack of available housing. Our employees turnover rate suffers seriously as a result of this lack of access.

Revitalizing the downtown area of Patchogue is an important goal for this south shore community, for Brookhaven Town and the great County of Suffolk. Brookhaven Memorial Hospital Medical Center supports the approval of this development and encourages this body to vote in favor of the plan. Thank you.

CHAIRPERSON BROWNING:

Thank you. Lisa Scuderi.

MS. SCUDERI:

Hello. I was asked to be here I guess as a typical example of a native Long Islander who cannot afford a home here. I'm a nurse manager at Brookhaven Hospital. I have seen four employees leave in the last year to move to North Carolina, I have seen two nurse managers leave to move to Florida in the last year and a half, I was going to be the third.

I went with a friend of mine two years ago to look at the Jacksonville area, the hospitals are nice there, the housing is affordable, and my family and I just couldn't make it here. Unfortunately, I had a series of family tragedies at the time that Brookhaven really enveloped us and supported us through and now I couldn't even imagine leaving, but here we are six years since

we've been back from California, we're still renting and I don't have any idea when we'll be able to afford a house and we both work at the hospital, my husband and I, I think we make a good salary, we have a six year old son and we're kind of stuck. Thanks.

CHAIRPERSON BROWNING:

Thank you. Diana Weir. And last but not least, after that will be ••

MS WEIR:

I will relinquish my time. I'll relinquish my time, everybody has kind of said ••

CHAIRPERSON BROWNING:

Okay. Antonio Martinez.

MR. MARTINEZ:

Good afternoon. My name is Tony Martinez and I'm an organizer with the Empire State Regional Council of Carpenters. I also served for the Workforce Housing Commission and we also as carpenter's, our organization believes that this is a good project because we know the need of affordable housing. We don't want our apprentices living in their parents basements, you know, so we do support affordable housing. But people have been saying here about a model; it is a model. And my experience in the residential industry as an organizer talking to people that look like me, the only thing is they're skinnier because they work on the field. What you do you call it, is that they also are in need of housing, the men building these homes, okay.

There's a cancer in the residential industry, it's primarily in the underground economy. Hundreds and thousands of members that we have spoken to, many of them earn cash, okay, or pay through 1099's, some of you were at our Legislative breakfast and saw an example of what happens when people are paid cash. So if this is going to be a model. And I think •• and we, through the Workforce Housing Commission, put some language in there that some wages should be adhered to, that area standard wages and

benefits should be paid for this project, let's really make it a model so that people that build affordable housing can also start building some equity, as the gentleman said, as a worker to be able to put something in the nest to eventually be able to be a homeowner. All right?

So I just want to make sure that everybody knows that it's important for the sustainability of the Long Island economy that workers get the area standard wages and benefits. Thank you very much.

CHAIRPERSON BROWNING:

Okay. Hold on a sec, Legislator Nowick has a question.

LEG. NOWICK:

Yes, thank you for coming. Nice to see you again.

MR. MARTINEZ:

Nice to see you, too.

LEG. NOWICK:

I'm not exactly sure what you are asking for. Were you asking for the workers to be paid not by check? Tell me.

MS. MARTINEZ:

What we're asking is that •• we've had conversations, we just want to make sure that •• okay, let me put it this way. Our experience right now in the residential industry is that a lot of the workers are getting paid cash, okay. I'm not saying that •• we're not pointing any fingers at anybody, okay. And if this is going to be a model, what we're expecting is that since it's going to be a model for future projects, that workers on this site get paid the proper way, they get the area standards plus they get paid on the books.

LEG. NOWICK:

Thank you for qualifying that. And I will say that I did get to go to your Legislative breakfast and you certainly did enlighten me as to the problems. And I don't know if everybody realizes it, the problems of being paid off the books, one of which, and one very important aspect was that many of these companies do not think about safety for their employees. And I saw some

horrendous stories there, so I would have to say that what you're talking about is very, very important, after I see people that don't realize that they're not entitled to Social Security or that they're working on a site that is not safe and that they don't have hospitalization, it's protection for both. And thank you for bringing that up.

MS. MARTINEZ:

Thank you very much. And it's important for the sustainability of Long Long Island's economy.

CHAIRPERSON BROWNING:

Okay, Legislator Barraga has a question.

LEG. BARRAGA:

Just a quick question. Obviously, you know, you want to make sure the workers are paid in the proper fashion; has your union asked the people who are doing this project if that's the case?

MS. MARTINEZ:

Yes, we've been in conversations with them.

LEG. BARRAGA:

Is there agreement?

MS. MARTINEZ:

There's an agreement.

LEG. BARRAGA:

Thank you.

CHAIRPERSON BROWNING:

Thank you.

LEG. NOWICK:

Okay, let's vote it up or down.

CHAIRPERSON BROWNING:

Thank you. Would you like to go to that resolution right away?

LEG. BARRAGA:

Yes.

CHAIRPERSON BROWNING:

Okay.

LEG. VILORIA • FISHER:

Before we move to that resolution, may I ask that I be placed along with the majority on the other resolutions, please? Thank you.

CHAIRPERSON BROWNING:

Okay, we will do the presentation after we pass this resolution.

LEG. VILORIA • FISHER:

Motion.

CHAIRPERSON BROWNING:

Okay, ***Resolution 1755 • 06 • Authorizing acquisition, conveyance, development and oversight of real property under Suffolk County Affordable Housing Opportunities Program (Copper Beach Village, Village of Patchogue) (County Executive).***

LEG. BARRAGA:

Motion to approve.

LEG. EDDINGTON:

Motion to approve.

CHAIRMAN EDDINGTON:

Motion, Legislator Barraga.

LEG. EDDINGTON:

Second.

CHAIRPERSON BROWNING:

Second, Legislator Eddington. All in favor? Opposed? Abstentions? Okay, motion carries, ***approved (VOTE: 5•0•0•0)***.

And we will now have a presentation with Commissioner Jim Morgo. Is Marian here?

COMMISSIONER MORGO:

Yes.

DIRECTOR ZUCKER:

I'm here.

LEG. BROWNING:

Oh, she is. You're doing it again, you're hiding behind the computer.

COMMISSIONER MORGO:

Oh, she's very shy and retiring, you know.

CHAIRPERSON BROWNING:

Yeah, I know.

COMMISSIONER MORGO:

You know, Tony Martinez, the last speaker •• Marian, before we do that, I want to do something. Tony Martinez brought up a question, Legislator Nowick and Legislator Barraga asked good questions, but taking a page from St. John, "Thou shall know the truth and the truth shall set the free." On that question of fair wages, legal wages, we did, as Tony said, have a meeting on Monday and they enlightened me as well, and we have a specific, systematic, analytical way of dealing with that. And because I've had a little experience with the Legislature •• a very different Legislature, not as enlightened and progressive as this one •• but sometimes we do get rumors and some things get misunderstood. So with your indulgence, I would like to ask Diana Weir of the Long Island Housing Partnership to come up and to answer Legislator Barraga's question specifically, just what is going to be done on this site. Mr. Martinez, Mr. Conroy from the union are aware of it, the folks from the developer are aware of it, all are in

agreement. Diana, could you come up?

MS. WEIR:

Yes. Thank you. Thank you, Ladies and Gentlemen. Thank you, Commissioner. We did have a meeting, as Mr. Morgo stated, Commissioner Morgo, with the unions, with the developer and as a third party independent person, the Long Island Housing Partnership, since we are in technical assistance contract with the town and Pulte. And we came to an agreement that yes, it's important that every employee be paid their Social Security wages and all the proper deductions that have to be done so that it would not be an underground economy type situation.

The developer, of course, agreed, so did the union people, and we have come to a resolution as to how we will proceed to make sure that these things happen appropriately. Pulte will provide to the Long Island Housing Partnership a list of all contractors and subcontractors that will be working at Copper Beach Village, they have included •• Pulte has included in their contracts that these subcontractors must pay their employees according to fair labor practices.

Unions will provide LIHP, that's us, with the name of the representatives that will assist us, we will be conducting employee interviews on•site at the development. Pulte will provide to Long Island Housing Partnership the I•9 forms and 1099 forms for contractors and any subcontractors for all employees that will be on the job. Together with Pulte, LIHP and union representatives, we will be performing on•site job visits to review paystubs for proper documentation of all payroll deductions. We will verify that a completed I•9 is on file for each employee as we interview them, if the I•9 form is not on file or if the employee interview does not pay properly, we will send a letter return receipt requested, also by certified mail, notifying Pulte of the findings. Pulte will have a certain amount of time, five business days, perhaps we'll give them a little more time to provide the proper documentation or to correct the issue that has been addressed.

If problems continue or if the issues •• we don't expect this, obviously, because everybody is on board •• but if there are problems that continue and that are not addressed, we expect then that the Commissioner would

hold a meeting with the parties involved to discuss a resolution. So we have set up a proper procedure, everyone has agreed to it and we will assure that this project is done in accordance with all the proper laws of the United States.

CHAIRPERSON BROWNING:

Legislator Viloria•Fisher has a question for you.

LEG. VILORIA•FISHER:

You've just made me very happy.

MS. WEIR:

Hi, Vivian.

LEG. VILORIA•FISHER:

Hi, Diana.

MS. WEIR:

It's what I live for, okay.

LEG. VILORIA•FISHER:

I attended the Long Island Vision Award Ceremony last week where Pulte was the recipient of an award and there were carpenters there who were members of the carpenter's union who were very concerned. And I'm very, very pleased to see that everyone has come to the table, reached an agreement, because it would have been a very bad mark on this model project to have an abuse of our working people because this is for working families and this is for workforce housing, so it would be a contradiction in terms to have the workforce misused. So I thank you very much. I thank you, Commissioner, I'm sure you had a hand in this.

COMMISSIONER MORGO:

Two things. We're fortunate to have Ms. Weir working on this, she has a lot of experience as a Congressional Aide on fair wages and the legality, so she brings that experience. And thank you, Legislator, for calling me on Friday and saying, "You've got to get on this right away," and the meeting was only the following Monday.

LEG. VILORIA • FISHER:

That's great. Thank you very much.

CHAIRPERSON BROWNING:

Thank you. And one of the things I do want to say is currently on the corner of William Floyd Parkway and Montauk Highway, I watch the carpenters and I have stood with the carpenters on the corner because there is non•union labor being used, so I will support them. So I do hope that this is going to be done the correct way because I certainly wouldn't want to have to stand with them in a picket line in Patchogue, and I would hope that my colleagues will join me if ever the need is there. Thank you.

COMMISSIONER MORGO:

Okay. I don't know how much ••

MS. WEIR:

Thank you.

COMMISSIONER MORGO:

•• we have to do now. This is a development that we're obviously so excited about. You have background in your packet, you see what the workforce homes are going to be sold for, way, way below anything market rate. But Marian might want to •• Marian has worked very hard on this in the department as Director of Affordable Housing. Do you want to add anything?

DIRECTOR ZUCKER:

Thank you for your support. Do you have any questions?

LEG. NOWICK:

That's good, I like that. It's been a long day.

DIRECTOR ZUCKER:

Yes. Any questions?

LEG. NOWICK:

That was my favorite line.

CHAIRPERSON BROWNING:

Go ahead. You're done?

DIRECTOR ZUCKER:

Thank you very much.

COMMISSIONER MORGO:

Okay, thank you very much.

CHAIRPERSON BROWNING:

Well, thank you. Okay, motion to adjourn.

LEG. NOWICK:

Second.

CHAIRPERSON BROWNING:

Second. All in favor? Opposed? We are adjourned.

(*The meeting was adjourned at 2:47 P.M.*)

***Legislator Kate Browning, Chairperson
Labor, Workforce & Affordable Housing Committee***

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